



City of El Paso – City Plan Commission Staff Report

Case No: SURW11-00005 Resler Drive Street Vacation
Application Type: Right-of-Way Vacation
CPC Hearing Date: November 17, 2011
Staff Planner: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov
Location: North of Paseo del Norte Road at Resler Drive
Legal Description Acreage: 0.115-acre
Rep District: 1
Existing Use: Right-of-Way
Existing Zoning: C-3 (Commercial)
Proposed Zoning: C-3 (Commercial)

Nearest Park: Proposed Park (0.40-mile)
Nearest School: Brown Middle School (0.58-mile)
Park Fees: N/A
Impact Fee: The property is not located in an impact-fee area.

Property Owner: City of El Paso
Applicant: City of El Paso
Representative: CSA Design Group

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial)/ Vacant
South: C-3 (Commercial)/ Vacant
East: C-3 (Commercial)/ Vacant
West: C-4 (Commercial)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Commercial

APPLICATION DESCRIPTION

The applicant is proposing to vacate a 0.115-acre portion of Resler Drive.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

Approval

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

The Development Coordinating Committee recommends approval of the vacation of a portion of Resler Drive, based on compliance with Title 19 and subject to the following conditions and requirements:

PLANNING & ECONOMIC DEVELOPMENT RECOMMENDATION

Approval

OPEN SPACE ADVISORY BOARD RECOMMENDATION

Pending

LAND DEVELOPMENT—ENGINEERING & CONSTRUCTION MANAGEMENT COMMENTS AND REQUIREMENTS

- No Objections.

The Subdivision is within Flood Zone C–Panel # 480214 0016 C, dated February 5, 1986

PARKS & RECREATION DEPARTMENT COMMENTS

We have reviewed **Resler Drive – Portion of Street R.O.W. Vacation** Boundary, Topographic Survey map and offer “No” objections to this proposed Street Right-of-way vacation request.

EL PASO WATER UTILITIES COMMENTS

1. EPWU does not object to this request.

Water:

2. There is an existing 24-inch diameter transmission water main extending along Resler Drive, the water main is located approximately 16-ft east from the western right-of-way line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Sewer:

3. There is an existing 12-inch diameter sanitary sewer main extending along Resler Drive that is available for service, the sanitary sewer main is located approximately 52-ft west from the eastern right-of-way property line. This main dead-ends at approximately 1290-feet south of Northern Pass Drive.

Reclaim:

4. There is an existing 16-inch diameter reclaim water main extending along Resler Drive, the reclaim water main is located about 35-ft west from the eastern right-of-way property line.

General:

5. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

STORMWATER—EL PASO WATER UTILITIES COMMENTS

The EPWU Stormwater Utility does not object to the vacation as long as the proposed drainage easements (currently shown on The Shops At Cimarron subdivision plat) for the existing drainage structures are dedicated prior to the vacation of the Resler Drive right-of-way.

FIRE DEPARTMENT COMMENTS

No comments received.

SUN METRO COMMENTS

No comments received.

DEPARTMENT OF TRANSPORTATION COMMENTS

Transportation does not object to the proposed right-of-way vacation.

911 DISTRICT COMMENTS

No comments received.

CENTRAL APPRAISAL DISTRICT COMMENTS

No comments received.

EL PASO ELECTRIC COMPANY COMMENTS

El Paso Electric Company (EPE) has no objection to the vacation of the area as shown on the attachment. EPE has facilities in the Resler Street row but not in the area depicted in the survey.

CANUTILLO INDEPENDENT SCHOOL DISTRICT COMMENTS

No comments received.

TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS

No comments received.

TEXAS GAS SERVICE COMMENTS

No comments received.

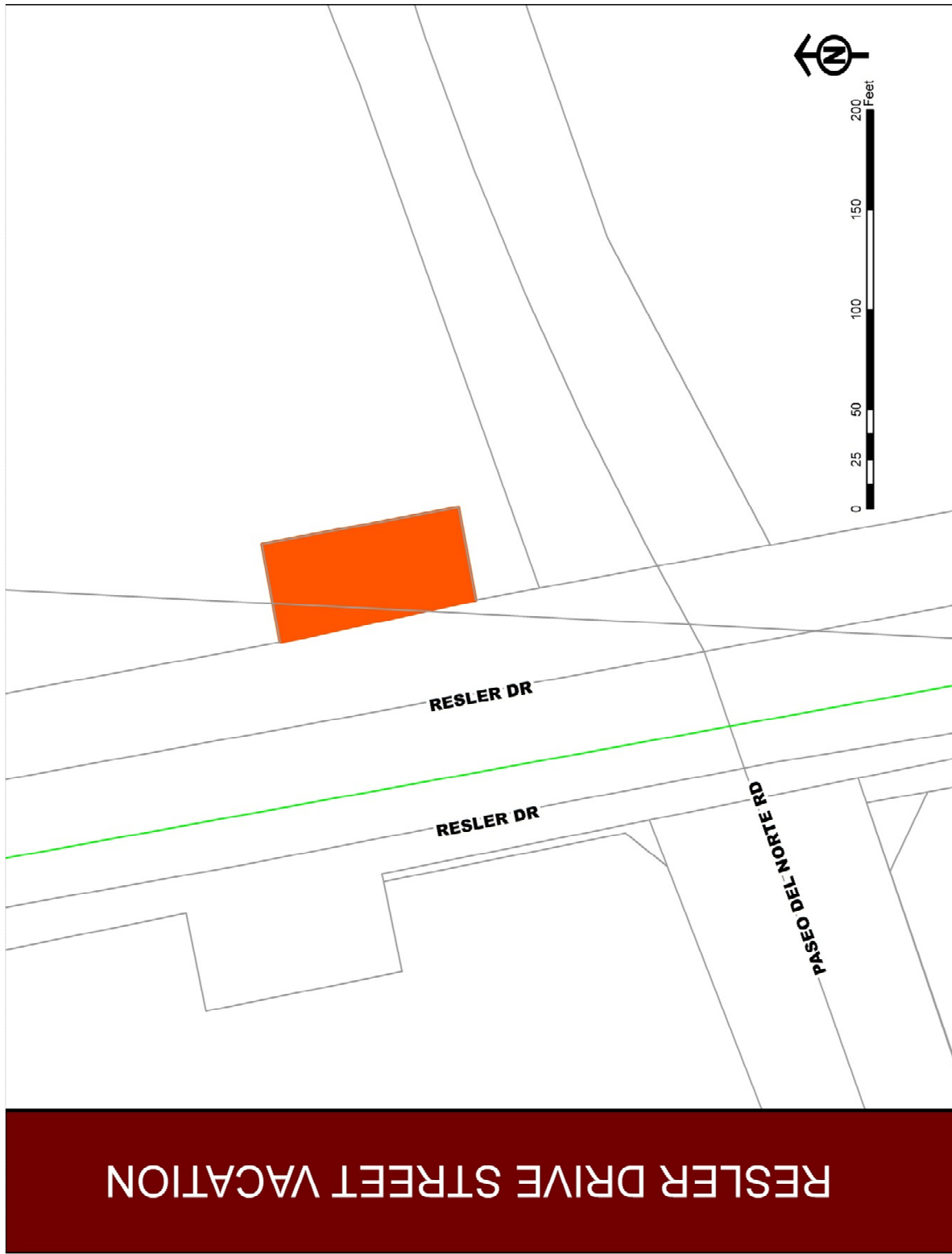
ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development—Planning Division the following:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location Map
2. Aerial Map
3. Plot Plan
4. Application

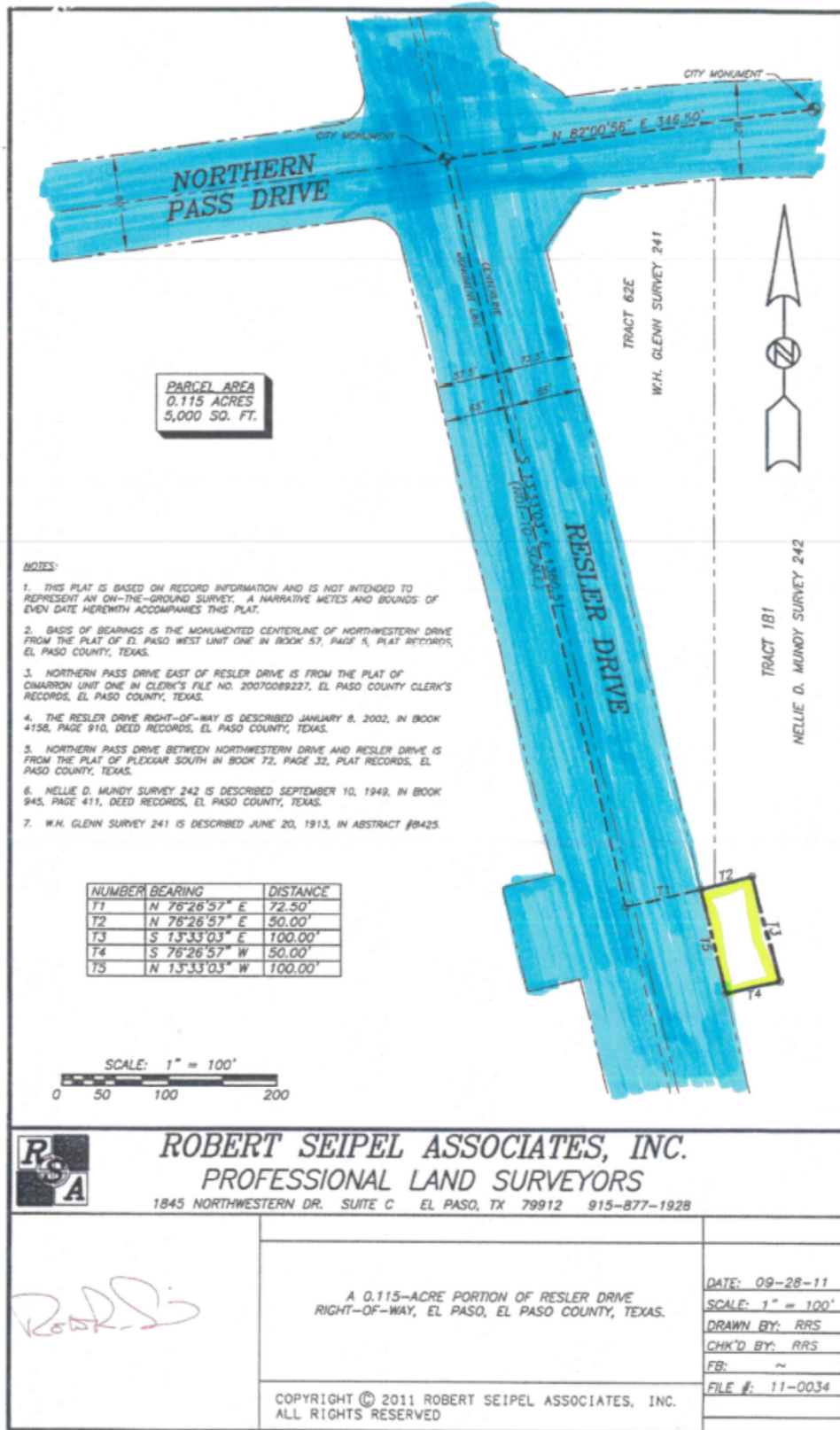
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CITY OF EL PASO, TEXAS APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 10-25-11 File No. SURW11-00005

1. APPLICANTS NAME Cimarron Hunt Communities, LLC
ADDRESS 1845 Northwest Dr. ZIP CODE 79912 TELEPHONE (915) 877-4155
2. Request is hereby made to vacate the following: (check one)
Street ☐ Alley ☐ Easement ☐ Other ☒ R.O.W
Street Name(s) Resler Drive Subdivision Name _____
Abutting Blocks _____ Abutting Lots _____
3. Reason for vacation request: desilting basin no longer needed.
4. Surface Improvements located in subject property to be vacated:
None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☒ Other drainage desilting basin
5. Underground Improvements located in the existing rights-of-way:
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other _____
6. Future use of the vacated right-of-way:
Yards ☒ Parking ☒ Expand Building Area ☒ Replat with abutting Land ☒ Other _____
7. Related Applications which are pending (give name or file number):
Zoning _____ Board of Adjustment _____ Subdivision ☒ Building Permits _____ Other The Shops @ Cimarron
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>[Signature]</u> <u>Cimarron Hunt Communities, LLC</u>	<u>Being a portion of tract 1B1, Nellie D. Mendy Survey 242, and tracts 61D and 62E, W. H. Glenn Survey 241, City of El Paso, El Paso County, TX</u>	
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

CASHIER'S VALIDATION
FEE: \$966.00

OWNER SIGNATURE: [Signature]
REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.